

BUILDING STANDARDS COMMISSION

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March 10, 2011

Jim Green, Sac Metro Fire
City of Citrus Heights
6237 Fountain Square Drive
Citrus Heights, CA 95621

Dear Mr. Green:

This letter is to acknowledge receipt on February 1, 2011 of the City of Citrus Heights electronic submittal pertaining to Ordinance No. 2010-009 with findings and is acceptable for filing. Your filing attests to your understanding that according to Health and Safety Code Section 17958.7 no modification or change to the California Building Standards Code shall become effective or operative for any purpose until the finding and the modification or change have been filed with the California Building Standards Commission (the Commission).

This letter attests only to the filing of these local modifications with the Commission, which is not authorized by law to determine the merit of the filing.

As a reminder, local modifications are specific to a particular edition of the Code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the Code is published. In addition, should you receive Fire Protection District ordinances for ratification, it is required to submit the ratified ordinances to the Department of Housing and Community Development [H&SC Section 13869.7(c)], attention State Housing Law Program Manager, rather than the Commission.

If you have any questions or need any further information, you may contact me at (916) 263-0916.

Sincerely,

A handwritten signature in black ink, appearing to read 'Enrique M. Rodriguez'.

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings

ORDINANCE NO. 2010-009

AN ORDINANCE OF THE CITY OF CITRUS HEIGHTS AMENDING ARTICLE II, OF CHAPTER 38 OF THE CITRUS HEIGHTS MUNICIPAL CODE RELATING TO FIRE PREVENTION AND ADOPTING BY REFERENCE THE CALIFORNIA FIRE CODE, TITLE 24, CALIFORNIA CODE OF REGULATIONS, PART 9,

THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS DOES ORDAIN AS FOLLOWS:

Section 1. Article II, of Chapter 38 of the Citrus Heights Municipal Code is hereby repealed and reenacted to read as follows:

Sections:

- 38-26 Adoption of Fire Code
- 38-27 City Fire warden
- 38-28 Enforcement
- 38-29 Findings
- 38-30 Definitions
- 38-31 Modifications
- 38-32 Appeals
- 38-33 New Materials, Processes or Occupancies Which May Require Permits
- 38-34 Penalties
- 38-35 Amendments to the Adopted Code

38-26 Adoption Of International Fire Code.

There is hereby adopted by reference, by the City Council of the City of Citrus Heights, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, that certain code known as the California Fire Code, Title 24, California Code of Regulations, Part 9, 2010 Edition incorporating the International Fire Code published by the International Code Council, being particularly the 2010 Edition, including the appendices thereof, and the International Fire Code Standards published by the International Code Council, being particularly the 2010 Edition, and the wholes thereof, save and except such portions as hereinafter deleted, modified or amended herein. Not less than one (1) copy of such code has been and now is filed with the Clerk of the City Council of the City of Citrus Heights. From the effective date of this ordinance, the provisions thereof shall be controlling within the limits of the City of Citrus Heights except that any inconsistent regulations and ordinances adopted pursuant to applicable law by a fire protection district or a community service district having a fire department within the County shall be controlling within that district's jurisdictional areas.

38-27 CITY FIRE WARDEN.

The City Manager or designee shall act as exofficio city fire warden. He/she shall appoint such deputies as deemed necessary to assist in the performance of his/her duties, subject to the approval of the City Council.

38-28 Enforcement.

The division of authority for enforcement of this chapter shall be as follows:

(a) The Chief of the Sacramento Metropolitan Fire District or his/her designated representatives shall have authority to enforce this chapter and issue citations for violations in their respective districts.

38-29 Findings.

The Findings of Fact are filed separately with the California State Fire Marshals Office, State Department of Housing and Community Development and City of Citrus Heights.

38-30 Definitions.

(a) Whenever the word "municipality" is used in the International Fire Code, it shall mean the incorporated area of the City of Citrus Heights.

(b) Wherever the words "Chief" or "Chief of the bureau of fire prevention" are used in the International Fire Code, they shall mean the Chief of the fire protection district that has a fire department or their designated representatives, within their respective jurisdictions.

38-31 Modifications.

The Chief or his/her designated representative may modify any of the provisions of the International Fire Code upon application in writing by the owner or lessee, or his/her duly authorized agent, when the Chief or his/her designated representatives determine there are practical difficulties in the way of carrying out the strict letter of the code, provided that the spirit of the code shall be observed, public safety secured, and substantial justice done. The particulars of such modification when granted or allowed and the decision of the Chief or his/her designated representative thereof shall be entered upon the records of the department and a signed copy shall be furnished to the applicant. For the purposes of this section, the cost of compliance with the provisions of this Code shall not constitute a practical difficulty.

38-32 Appeals.

Any person aggrieved by any decision or action of the Chief of any fire protection district or his/her designated representative, may appeal to the Board of Directors of such fire protection district by filing a written notice of appeal with the Clerk of the Board of Directors within thirty (30) days from the date such decision or action was taken.

38-33 New Materials, Processes Or Occupancies Which May Require Permits. The Chief may appoint two members from his/her staff to act as a committee to determine and specify, after giving affected persons an opportunity to be heard at an office hearing, any new material, processes or occupancies, which shall require permits, in addition to those now enumerated in the code. The Chief or his/her designated representative shall post such list in a conspicuous place in his/her office, and distribute copies thereof to interested persons.

38-34 Penalties.

(a) Any person who violates any of the provisions of this chapter and the code hereby adopted or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans thereunder, or who fails to comply with such an order as affirmed or modified by the City of

Citrus Heights or by a court of competent jurisdiction, within the time fixed herein, shall severally for each and every such violation be guilty of an infraction, punishment by a fine not to exceed two hundred fifty dollars (\$250.00). Violation of Chapter 1, Section 109.2.3.1 Citations, Section 109.2.2 Compliance with Orders or Notices, Section 109.2.3 Prosecution of violations, and Section 109.2.4 Unauthorized tampering, are punishable by fine of one thousand dollars (\$1,000.00), or by imprisonment not to exceed six (6) months, or by both such fine and imprisonment. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all persons shall be required to correct or remedy such violation or defects within a reasonable time to be determined by the Chief on a case-by-case basis. When not otherwise specified each day or portion thereof during which any violation occurs or continues shall constitute a separate offense.

(b) The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

38-35 Amendments To The Adopted Code.

Appendix B is adopted in its entirety and amended as follows:

Appendix B, SECTION B105- FIRE-FLOW REQUIREMENTS FOR BUILDINGS is amended as follows:

B105.2 Buildings other than One- and Two-Family Dwellings. The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1.

EXCEPTION:

1. A reduction in required fire flow of up to 50 percent, as approved by the Chief, is allowed when the building is provided with an automatic sprinkler system approved pursuant to the adopted NFPA Standards. The resulting fire flow shall not be less than 1500 gallons per minute (5677.5 L/min.). Reduction of fire flow does not apply to number of fire hydrants required or duration of fire flow required.
2. A reduction in required fire flow of up to 75 percent, as approved by the Chief, for warehouse buildings of Type I, Type II, and Type III-N construction and provided with early suppression fast response fire sprinkler systems. Reduction of fire flow does not apply to number of fire hydrants required or duration of fire flow required.

Appendix C is adopted in its entirety and amended as follows:

Appendix C, SECTION C104 - CONSIDERATION OF EXISTING FIRE HYDRANTS is amended as follows:

SECTION C104 - CONSIDERATION OF EXISTING FIRE HYDRANTS

C104.1 Existing fire hydrants on public streets are allowed to be considered as available. Existing fire hydrants on adjacent properties shall not be considered available unless fire

apparatus access roads extend between properties and easements are established to prevent obstructions of such roads.

C104.2 Existing single outlet 2 1/2 inch hydrants shall be changed to an approved steamer style hydrant, when a tentative subdivision or parcel map, merge of lots, change of use or change in intensity of use of an existing building, expansion of an existing structure, or construction increases the required fire flow.

C104.3 Where water main improvements are required to meet GPM flow and the existing water main has a single 2 1/2 inch outlet fire hydrant, an upgrade of hydrants will be required.

C104.4 Existing hydrants affected by right of way improvements shall be moved to an approved location at no cost to the fire authority.

Appendix C, TABLE NO. C105.1, NUMBER AND DISTRIBUTION OF FIRE HYDRANTS is amended as follows:

**TABLE NO. C105.1
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS**

FIRE FLOW REQUIREMENT (gpm)	MINIMUM NO. OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS ^{1,3,& 4} (Ft.)	MAXIMUM DISTANCE FROM HYDRANT TO ANY POINT ON STREET OR ROADWAY FRONTAGE³ (Ft.)
1750 or less	1	300	150
2000-2250	2	300	150
2500	3	300	150
3000	3	300	150
3500-4000	4	300	150
4500-5000	5	300	150
5500	6	300	150
6000	6	250	150
6500-7000	7	250	150
7500 or more	8 or more ²	200	120

¹Reduce by 150 feet for dead-end streets or roadways.

²One Hydrant for each 1000 gpm or fraction thereof.

³Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants should be provided at not less than 1000 foot (305 m) spacing to provide for transportation hazards. In addition, there shall be at least one hydrant at each intersection.

⁴ Average spacing between hydrants may be extended to 500 feet on streets serving one and two family dwellings.

Appendix C, SECTION C106, HYDRANT TYPE is added as follows:

SECTION C106 - HYDRANT TYPE

The Chief shall approve the type of fire hydrants to be installed in public right of way or on private property prior to any such installation.

Appendix C, SECTION C107, HYDRANTS - BOTH SIDES OF A STREET is added as follows:

SECTION C107 - HYDRANTS - BOTH SIDES OF A STREET

Hydrants shall be required on both sides of the street whenever one or more of the following conditions exist:

1. Streets have median center dividers that make access to hydrants difficult, cause time delay, or create undue hazard or both.
2. When there are four or more lanes of traffic.
3. Width of street in excess of 88 feet.
4. The existing street being widened or having a raised median center divider in the future pursuant to the General Plan Roadway Improvement Plans for the County of Sacramento.

Chapter 45, NATIONALLY RECOGNIZED STANDARDS OF GOOD PRACTICE is added as follows:

NATIONAL FIRE PROTECTION ASSOCIATION
Batterymarch Park, Quincy, MA 02269

All NFPA Standards shall be adopted except:

11C	13E	13R	297	473	550	902	1001	1002	1003	1021	1031
1033	1035	1041	1201	1221	1402	1404	1405	1410	1500	1561	1581
1901	1911	1914	1931	1932	1971	1975	1981	1982	1983	1999	1710
1720											

Section 109.3.2 is added as follows:

UNIFORM FIRE CODE BAIL SCHEDULE

SECTION	NATURE OFFENSE	OF	PC	MA	BAIL PA	NCA	TOTAL
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109.3.2*	NC W/ORDERS OR NOTICE	X	\$1000	\$1700	\$2700
109.3.2*	NC W/CONDEMNATION TAG	X	\$1000	\$1700	\$2700
109.3.2*	DESTRUCTION OF TAGS	X	\$1000	\$1700	\$2700
109.3.2*	CONTINUANCE OF HAZARD	X	\$1000	\$1700	\$2700
ALL OTHER SECTIONS		X	\$100	\$170	\$270

* - MISDEMEANOR
PC - ELIGIBLE FOR PROOF OF CORRECTION
MA - MANDATORY APPEARANCE
PA - PENALTY ASSESSMENT
NCA - NIGHT COURT ASSESSMENT
NC - NONCOMPLIANCE

Appendix Chapter 1 is adopted in its entirety with the following amendments:

SECTION 104 – GENERAL AUTHORITY AND RESPONSIBILITIES is amended by adding the following:

104.7.2.1 Contract Inspector. The Chief or his/her designated representatives may require the owner or the person in possession or control of the building or premises to provide, without charge to the fire department, a special inspector ("Contract Inspector"), when the department has no technical expertise available to conduct the required inspections.

The Contract Inspector shall be a qualified person who shall demonstrate his/her competence to the satisfaction of the Chief, for inspection of a particular type of construction, operations, fire extinguishing or detection system, or process.

Duties and responsibilities of the Contract Inspector shall include but not be limited to the following:

(a) The Contract Inspector shall observe the work assigned for conformance with the approved design drawings and specifications.

(b) The Contract Inspector shall furnish inspection reports to the Chief, building official, and other designated persons as required by the Chief. All discrepancies shall be brought to the immediate attention of the contractor for correction, then if uncorrected, to the proper design authority, Chief, and to the building official.

(c) The Contract Inspector shall submit a final signed report stating whether the work requiring inspection was, to the best of his/her knowledge, in conformance with the approved plans and specifications and the applicable workmanship provision of this code.

SECTION 106 – INSPECTIONS is amended by adding the following:

106.2.1 Administrative Costs. When a test or inspection is scheduled and the contractor fails to perform to the satisfaction of the authority having jurisdiction, the authority having

jurisdiction may bill the contractor for actual time spent traveling to and from the test/inspection location and the time spent at the test/inspection site as well as administrative costs.

106.2.2 Inspection Record Card. Work requiring Fire Department approval may commence, but the person doing the work shall have posted or otherwise made available an inspection record card such as to allow the Chief to conveniently make the required entries thereon regarding inspection of the work. Work shall not be covered until the required inspections are completed. This card shall remain posted or remain otherwise available by the permit holder until the Chief has granted final approval.

SECTION 109 – VIOLATIONS is amended by adding the following:

109.2.3.1 Citations. The Chief, or his/her duly authorized representative, may issue citations for infractions or misdemeanor violations of this chapter pursuant to Section 13871 of the Health and Safety Code of the State of California and Chapter 5c (commencing with Section 853.6) of Title 3 of Part 2 of the Penal Code of the State of California.

SECTION 202 - E is amended by adding the following:

ELECTRONIC MONITORING SYSTEM shall mean an approved method to electronically detect and transmit to an approved alarm service provider's Type A (listed) Central Station, information indicating that the automatic fire sprinkler system or electronic fire detection system has been activated and shall have the ability to relay the alarm to the (a) Sacramento Regional Fire/EMS Communications Center in an approved manner.

SECTION 202 - F FALSE ALARM is amended as follows:

FALSE ALARM shall mean the giving, signaling or transmission to any public fire station or company or to any officer or employee thereof, whether by telephone, spoken word or otherwise, information to the effect that there is a fire, medical emergency, rescue request, or other need for emergency service at or near the place indicated by the person giving, signaling, or transmitting such information, and there is found to be no need for emergency services.

SECTION 315 – MISCELLANEOUS COMBUSTIBLE MATERIALS STORAGE is amended as follows:

SECTION 315.3.3 "Outside Storage of Pallets and other Combustibles" is added as follows:

315.3.3 Outside Storage of pallets and other combustibles.

The maximum single pile dimension for outside storage of pallets and other combustibles shall be 25ftx100ft or 2,500 sq. ft. The maximum pile height shall be 20 feet. Distance of piles to structures shall not be less than 10 feet.

SECTION 401 - is amended as follows:

Section 401.3.1.1 "Cost Recovery" is added as follows:

401.3.1.1 Cost Recovery. All costs incurred by the fire department related to any response to a false alarm may be charged to that person causing the transmission of the false alarm, or to that person's firm or corporation.

SECTION 503 - FIRE APPARATUS ACCESS ROADS is amended as follows:

503.1.2 "Additional Access" is amended by adding the following:

503.1.2.1 Required Access. Fire apparatus access roads shall be provided in accordance with Sections 501 and 503 for every facility, building or portion of a building including residential subdivisions in excess of 40 dwelling units hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet (45 720mm) from fire apparatus access as measured by an approved route around the exterior of the building or facility. See also Section 504 for personnel access to buildings.

EXCEPTIONS:

1. When buildings are completely protected with an approved automatic fire sprinkler system, the provisions of Sections 503.1.1 and 503.2 may be modified by the chief.
2. When access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades or other similar conditions, the chief is authorized to require additional fire protection.
3. When there are not more than two Group R, Division 3, or Group U Occupancies, the requirements of Sections 503.1.1 and 503.2 may be modified by the chief.

More than one fire apparatus road shall be provided in residential subdivisions in excess of 40 dwelling units and/or when it is determined by the chief that access by a single road might be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

For high-piled combustible storage, see Section 2306.6

For required access during construction, alteration or demolition of a building, see Section 1410.1

Section 503.2.1 entitled, Dimensions, is amended to read as follows:

503.2.1 entitled, Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm) and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). In addition, the design section of the roadway shall meet the City of Citrus Heights Engineering Standards for pavement and road base thickness.

SECTION 503.6.1 – "Security Gates" is amended by adding the following:

Section 503.6.1 Emergency Access Gates and Barriers. Where a new gate or barrier is installed on a fire access roadway, it shall be authorized by the Chief and meet the

minimum requirements of The County Emergency Access Gates and Barriers Standard. Private driveways on lightly traveled streets as determined by the Sacramento County, Department of Transportation or the appropriate public works agency having jurisdiction, serving one single-family residence may be exempt from the scope of this document. Approval of automatic gates or barriers is subject to the owner accepting responsibility for any future programming requirements by the authority having jurisdiction.

SECTION 505 - PREMISE IDENTIFICATION is amended as follows:

Section 505.1 "Address Numbers" is amended as follows:

Section 505.1 General. Approved numbers or addresses shall be placed prior to occupying on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background. In setting requirements for addressing, the Chief may be guided by the standard published by the County of Sacramento Building Inspection Division, "Posting of Building Addresses".

Section 505.1.1 Multiple tenant buildings. Multiple tenant spaces serviced by vehicular access to the rear through any driveway, alleyway, or parking lot shall have numbers or addresses placed prior to occupancy on all new and existing buildings as to be plainly visible and legible from the rear access way when deemed necessary by the Chief. Multiple tenant spaces serviced by rear access through a corridor, exit court, or exit yard shall have approved numbers or addresses displayed on the rear of the tenant space, when deemed necessary by the Chief.

Multiple tenant spaces that front on interior walkways or pedestrian malls shall have approved numbers or addresses placed over the entrance door in all new and existing buildings. An illuminated annunciator or directory board shall be required at every entrance where deemed necessary by the Chief.

Section 505.1.2 Illumination. Addressing shall be illuminated at night in all new buildings. Signs shall be internally or externally illuminated. When the luminance or the face of a sign is from an external source, it shall have an intensity of not less than 5.0 foot-candles. Internally illuminated signs shall provide equivalent luminance.

SECTION 507 – FIRE PROTECTION WATER SUPPLIES is amended as follows:

Section 507.1 "Required Water Supply" is amended by replacing it with the following:

Section 507.1 Required Water Supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet (45 720 mm) from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the Chief. See Section 508.5.

EXCEPTIONS:

1. Group R, Division 3 Occupancies provided with an automatic fire sprinkler system approved by the adopted NFPA Standard in areas not provided with a public water supply.

2. Group U Occupancies.
3. Water Supplies for Suburban and Rural Fire Fighting. Where the standards of this code cannot be met for development in rural areas, a fire sprinkler system or pressurized water system acceptable to the AHJ shall be acceptable to meet the water supplies required. Such proposals shall also be subject to the following:

- a. The structure is beyond 3,000 (914 M) feet of any existing adequate sized water system. Structures within 3000 (914 M) feet of an existing adequate sized water system, but beyond a water purveyor service area, will be reviewed on an individual basis.
- b. When public or private water becomes available, connection to such a system shall be required.

Section 507.5.5 "Clear Space Around Hydrants" is amended by adding the following:

507.5.5.1 Vehicle parking. It shall be an infraction to park, place or leave standing any unattended vehicle within 15 feet of any public or private fire hydrant along any public or private street or roadway.

EXCEPTION: If the vehicle is owned or operated by a fire department and clearly marked as a fire department vehicle.

SECTION 901 – FIRE APPARATUS ACCESS ROADS is amended as follows:

Section 901.7 "Systems Out of Service " is amended by adding the following:

901.7.7 System maintenance. All individuals or companies installing, repairing, testing, servicing or maintaining sprinkler systems, fire hydrant systems, standpipes, fire alarm systems, portable fire extinguishes, smoke and heat ventilators, smoke-removal systems and other fire protection or extinguishing systems or appliances shall be a fire protection contractor or contractor licensed for said work by the State of California or have the appropriate license required by the California State Fire Marshal's Office or both.

The authority having jurisdiction shall be notified immediately when a fire protection or detection system or portion thereof is found inoperable.

The authority having jurisdiction shall be notified in writing within 72 hours by the person performing repairs, testing, or maintenance when a fire protection or detection system is not in compliance with applicable codes.

When changes involve shutting off water for a considerable number of sprinklers for more than 4 hours, temporary water supply connections shall be made to sprinkler systems so that reasonable protection can be maintained. Protection shall be restored each night in so far as possible. The Chief may require a fire watch while any system is inoperative.

When shorts, failures or other interruptions of service occur within a building's fire alarm system that connects to an approved alarm service provider's Type A (listed) Central Station or is a local alarm only, the Chief may require the system to be disconnected or shunt out the private fire alarm system and/or circuit. When shorts, failures, or other interruption of service occur within a building's fire alarm system that connects to an approved alarm service provider's Type A (listed) Central Station, the Chief may require the system to be repaired and written notification to be provided to the Chief before he or she responds to alarms generated by the system.

Where alarm system(s) are wholly or partially out of service for more than 8 hours, the alarm company having responsibility shall notify the fire dispatch center.

SECTION 903 – AUTOMATIC SPRINKLER SYSTEMS is amended as follows:

Section 903.1 "General" is amended by replacing 903.1.1 "Alternate protection" with the following:

903.1.1 All Occupancies An automatic sprinkler system shall be installed and equipped with an electronic monitoring system as follows:

EXCEPTION: Non-combustible, detached canopies open on four sides not exceeding the basic allowable square footage in the CBC used exclusively for the parking or storage of private or pleasure vehicles and non-combustible storage (includes fuel islands).

1. In every story or basement of all buildings when the floor area exceeds 1,500 square feet (139.4 m²) and there is not provided at least 20 square feet (1.86 m²) of opening entirely above the adjoining ground level in each 50 lineal feet (15,240 mm) or fraction thereof of exterior wall in the story or basement on at least one side of the building. Openings shall have a minimum dimension of not less than 30 inches (762 mm). Such openings shall be accessible to the fire department from the exterior and shall not be obstructed in a manner that firefighting or rescue cannot be accomplished from the exterior.

When openings in a story are provided on only one side and the opposite wall of such story is more than 75 feet (22,860 mm) from such openings, the story shall be provided with an approved automatic sprinkler system, or openings as specified above shall be provided on at least two sides of an exterior wall of the story.

If any portion of a basement is located more than 75 feet (22 860 mm) from openings required in Section 903.1.1, the basement shall be provided with an approved automatic sprinkler system.

2. At the top of rubbish and linen chutes and in their terminal rooms. Chutes extending through three or more floors shall have additional sprinkler heads installed within such chutes at alternate floors. Sprinkler heads shall be accessible for servicing.

3. In rooms where nitrate film is stored or handled. See also Section 306.2.

4. In protected combustible fiber storage vaults as defined in Chapter 2. See also Chapter 29.

5. In every new building where the total floor area exceeds 3,599 square feet (334.48 m²) or greater. See item #9 below. Nothing in this subsection shall preclude the use of fire resistive substitutions otherwise permitted under IBC.

6. An automatic fire sprinkler system shall be installed in any portion of a building where there is a change of occupancy and the floor area of that portion of the building, which is changed, exceeds 3,599 square feet (334.48 m²).

7. An automatic fire sprinkler system shall be installed in every building when there is an addition to the floor area in existence on the effective date of this ordinance of 20 percent or more within a 12-month period and the aggregate floor area of the building exceeds 3,599 square feet (334.48 m²).

8. In existing buildings, other than one or two family dwelling units. An automatic fire sprinkler system shall be installed in any portion of an existing building, other than one or two-family dwelling units, where alterations or repairs within any 12-month period exceed fifty percent (50%) of the assessed value of the existing building or structure.

9. For the provisions of this section, two or more buildings existing entirely within the property lines of one parcel shall be considered a single building when exterior wall protection is not provided and the aggregate floor area exceeds 3,599 square feet (334.48 m²).

10. For the provisions of this section, area separation walls shall not apply to eliminate the installation of a sprinkler system.

Section 903.2.8. "Group U Occupancies" is added as follows:

903.2.8.1 Group U Occupancies. Group U occupancies located within 6 feet (1828.8 mm) of sprinklered Group R Occupancy shall have fire sprinklers installed.

Section 903.3.7 "Fire Department Connections" is amended by adding the following:

903.3.7.1 General. Fire-extinguishing systems shall be installed in accordance with the Building Code and Section 903 and 904.

Fire hose threads used in connection with fire-extinguishing systems shall be National Standard hose thread or as approved.

The location of fire department hose connections shall be approved.

In buildings used for high-piled combustible storage, fire protection shall be in accordance with Chapter 23.

When required by the Chief, approved signs shall identify the building(s) or portions of buildings served by a fire department connection.

When required by the Fire Chief fire pumps shall be automatic.

Section 903.4 "Sprinkler System Monitoring and Alarms" is hereby amended by adding the following:

903.4.4 Valves. When required by the Chief, valves controlling sprinkler systems shall be maintained in an open position by locking the valve open in an approved manner.

SECTION 903.4.5 of the International Fire Code is hereby amended by adding the following thereto:

Fire control room. An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. Said room shall contain all system control valves, fire alarm control panels and other fire equipment required by the Chief. Fire control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room.

EXCEPTION: Group R, Division 3 Occupancies.

Section 903.6 "Existing buildings" is amended by adding the following:

903.6.3 Existing sprinkler systems. All existing automatic sprinkler systems shall be monitored for water flow by an approved alarm service provider's Type A (listed) Central Station.

SECTION 907 - FIRE ALARM AND DETECTION SYSTEMS is amended as follows:

907.15 "Monitoring" is amended as follows:

907.7.5.3 Monitoring.

907.7.5.3 Monitoring. Required alarm systems shall be monitored by an approved alarm service provider's Type A (listed) Central Station as established by Sacramento Regional Fire/EMS Communication Center.

The Central Station monitoring company or approved Alarm Company shall notify the authority having jurisdiction in writing, within 72 hours, of systems that are found not to be in compliance with applicable codes.

Receipt of supervisory signals by the monitoring company require the dispatch of a runner or maintenance person (arrival time not to exceed 1 hour), unless the condition can be restored to normal through the subscriber's efforts.

907.7.5.4 "Branch electrical circuits" is added as follows:

907.7.5.4 Branch Electrical Circuits. When providing a fire alarm circuit in a multiple occupancy type building (multiple metering), the circuit shall be energized from the house meter panel board.

When a separate source of power (i.e. emergency generator) is provided the fire alarm circuit shall be energized from the emergency panel board.

907.7.5.5 Multi-building or zone monitoring. When a Central Station is monitoring more than one zone or building with a single retransmitter, the Central Station shall identify the particular zone or building or both that is in alarm, where required by the Chief.

Fire Alarm Panels installed at the protected premise shall be capable of differentiating between signals, including water flow, manual, and automatic activating components and transmitting distinctive fire alarm, supervisory and trouble signals.

907.7.5.6 Alarm transmission. The activation of a fire sprinkler system, hood extinguishing system, special extinguishing system or a fire alarm/detection system shall cause the system to initiate a signal to the Central Station within 90 seconds. Retransmission from the Central Station to the Fire Dispatch Center shall not exceed 60 seconds.

EXCEPTION: Existing building without an alarm system which install hood extinguishing systems or special extinguishing systems need not be monitored.

Section 907.7.5.1 "Automatic telephone dialing devices" is replaced as follows:

907.7.5.1 Automatic telephone dialing devices. Two separate telephone lines (numbers) shall be provided from the protected premises to the Central Station, which use Digital Alarm Communicator Transmitter (DACT). All costs regarding the installation, maintenance, and continuous operation of those lines shall be the responsibility of the building owner.

SECTION 2703 – "GENERAL REQUIREMENTS" is amended as follows:

Section 2703.10.3.7 "Parking and garaging" is added as follows:

2703.10.3.7 Parking and garaging. Vehicles containing hazardous materials in amounts that require placarding under state or federal law and possessing the physical hazards listed in Section 2701.2.2 shall not be left unattended on any residential street; nor in or within 500 feet of any residential area, apartment or hotel complex, educational, hospital or care facility at any time; or at any place that would, in the opinion of the Chief, present a life or safety hazard.

SECTION 3308 - FIREWORKS DISPLAY is amended as follows:

Section 3308.1 "General" is amended as follows:

3308.1 General. Fireworks and temporary storage, use and handling of pyrotechnic special effects material used in motion pictures, television, and theatrical and group entertainment productions shall be in accordance with this article and local and state regulations.

Section 3308.2 "Permit Application" is amended as follows:

3308.2 Permit Application. Permits are required to conduct a fireworks display as required by local and state regulations. Permit application shall be made not less than 14 days prior to the scheduled date of the display. The permit application shall include a diagram of the grounds on which the display is to be held showing the point at which the fireworks are to be discharged; the location of buildings, highways and other lines of communication; the lines behind which the audiences will be restrained; and the location of nearby trees, telegraph or telephone lines and other overhead obstructions. At the time of permit application, the Chief shall be consulted regarding requirements for standby personnel and fire apparatus.

Section 3308.3 "Sales" is added as follows:

3308.3 Sales. Permits are required for the sale and display of "Safe and Sane" approved fireworks as permitted and regulated by Article 7 of Chapter 4.54 of the Citrus Heights Municipal Code as presently constituted, and as hereinafter amended.

Section 3308.4 "Storage" is added as follows:

3308.4 Storage. Storage of fireworks is prohibited except by special permits as required by local and state regulations.

Section 3308.5 "Pyrotechnic special effects material" is added as follows:

3308.5 Pyrotechnic special effects material. A permit is required to manufacture, compound, store or use pyrotechnic special effects material as required by local and state regulations. A permit for use shall be granted only to a licensed pyrotechnic operator.

SECTION 3308 - GENERAL is amended as follows:

Section 3308.6 "General" is added as follows:

3308.6 General. Storage, use and handling of fireworks shall be in accordance with local and state regulations.

Section 3308.7 "Seizure" is amended as follows:

3308.7 Seizure of Fireworks. The Chief is authorized to seize, take, remove or cause to be removed at the expense of the owner all stocks of fireworks offered or exposed for sale, stored or held in violation of local, state, or federal regulations.

Section 3308.8 "General" is added as follows:

3308.8 General. Fireworks displays shall be in accordance with local and state regulations.

SECTION 3308 - PYROTECHNIC SPECIAL EFFECTS MATERIALS is amended as follows:

Section 3308.9 "General" is amended as follows:

3308.9 General. Temporary storage, use and handling of pyrotechnic special effects material used in motion picture, television, theatrical and group entertainment productions shall be in accordance with local and state regulations. Permanent storage of pyrotechnical special effects materials shall be in accordance with Section 3308.

17.04.110 High Explosives. In accordance with the provisions of Division 11, EXPLOSIVES, Part 1, HIGH EXPLOSIVES, of the Health and Safety Code (Sections 12000, 12401), the Chief of Police shall have the primary responsibility for the enforcement of the provisions therein.

Wherever there appears in the 2010 edition of the International Fire Code any rule, regulation or provision that is in conflict with the Health and Safety Code, such rule, regulation or provision is hereby repealed.

17.04.120 Public Safety 800mhz Radio Building Amplification System.

All buildings or portions of buildings hereafter constructed shall provide for adequate emergency personnel radio communications by complying with the public Safety 800 Mhz Radio Building Amplification System Installation and Testing Standard.

Exemptions. This section shall not apply to buildings less than 5000 square feet or any R-3 occupancy.

17.04.130 Flammable And Combustible Liquids And Liquefied Petroleum Gases.

Permits. Applications for permits for the installation or modification of above ground tanks for the storage of flammable and combustible liquids shall be made to the Building Inspection Division of The City of Citrus Heights, and the fire department having jurisdiction.

Files, records, and copies of all permits shall be kept in the Building Inspection Division and will be available on request. The Building Inspection Division shall instruct the applicant as to the necessity of also obtaining concurrent approval from the fire department for issuance of a permit.

Applicants for permits for the installation or modification of underground tanks for the storage of hazardous materials, including flammable and combustible liquids, shall be made to the Environmental Health Branch of Sacramento County, and the fire department having jurisdiction. Files, records, and copies of all permits shall be kept in the Environmental Health Branch and will be available on request. The Environmental Health Branch shall instruct the applicant as to the necessity of also obtaining concurrent approval from the fire department for issuance of a permit.

Applications for permit for the installation or modification of liquefied petroleum gases shall be made to the Building Inspection Division of The City of Citrus Heights, and the fire department having jurisdiction.

17.04.140 Structural Fires. The Chief shall notify all occupants or owners of structures, which have suffered damage by fire, that such structures or buildings must be inspected before any repairs thereto are made. A permit covering the structural, electrical and plumbing repairs shall be obtained from the City Building Inspection Division. The Chief shall report all such structural fires to the County Building Inspection Division on a form prescribed by the Division within twenty-four hours after the occurrences of such fire.

17.04.160 Repeal Of Conflicting Ordinances. All former fire prevention ordinances or parts thereof conflicting or inconsistent with the provision of this ordinance or of the code hereby adopted are hereby repealed.

17.04.170 Validity. The City Council of The City of Citrus Heights hereby declares that should any section, paragraph, sentence, or word of this ordinance or of the code hereby adopted be declared for any reason to be invalid, it is the intent of the Board that it would have passed all other portions of this ordinance independent of the elimination therefrom of any such portion as may be declared invalid.

Section 2. Findings

In connection with the amendments enacted by Section 2 relating to the International Fire Code and its appendix, 2010 Edition, the City Council of The City of Citrus Heights makes the following findings pursuant to Health and Safety Code Section 17958.5, 17958.7 and 18941.5.

The changes are reasonably necessary because of local climatic, topographical or geological conditions.

The City Council of The City of Citrus Heights hereby adopt pursuant to Section 18941.5 of the California Health and Safety Code, the following findings of fact:

(a) Under this adopting ordinance, specific amendments have been established which are more restrictive of nature than those adopted by the State of California (State Buildings Standards Code, State Housing & Community Development Codes) commonly referred to as Title 24 & Title 25 of the California Code of Regulations. These amendments to the California Fire Code 2010 Edition, have been recognized by the City of Citrus Heights to address the fire problems, concerns and future direction by which the City can establish and maintain an environment which will afford a level fire and life safety to all who live and work within its boundary.

(b) The International Code Council has assumed responsibility for the International Fire Code and International Fire Code Standards. The International Code Council provided a means for participation by all code enforcement officials from throughout the country as well as industry representatives, consultants, and other private parties with an interest in the International Fire Code.

(c) The International Fire Code, being the 2010 edition thereof, published by the International Code Council nationally recognized compilation of proposed rules, regulations and standards of said Association.

(d) Said International Fire Code has been printed and published as a Code in book form within the meaning of Section 50022.1 of the Government Code of the State of California.

(e) Under the provisions of Section 18941.5 of the Health and Safety Code, local amendments are based on climatic, topographical and geological conditions. The findings of fact contained herein address each of these situations and present the local situation, which either singularly or in combination, caused the aforementioned amendments to be adopted.

1. CLIMATIC

A. Climate is one of the greatest impacts to fire behavior and other major emergency events because it cannot be controlled. The drying out of wood shakes and wild land fuels in the summer months allows for easy ignition. The building of homes within the weed covered rural areas and the combustible weeds on vacant urban lots coupled with windy conditions is a recipe for disaster. The Sacramento Area has four distinct seasons-summer, winter, fall, and spring. The magnificent distinction of these seasons are an attraction to the area and one reason why significant population growth has occurred. The population growth has impacted service levels causing a fiscal strain on emergency services and the result is increased response times.

B. The Sacramento region has extreme variations in weather patterns too. Summers are arid and warm, winters are cool to freezing, fall and spring can bring any combination of weather pattern together. It is this cyclical uncertainty that allows weather events such as the rapid melting of the snow pack which causes flooding in the low-lying valley areas of Sacramento County. The doubling of average rainfall called an "El Nino" event has occurred from time to time and does cause the grass to mature and grow in excess of six feet high before it dries out. Ten sq. feet of this type of fuel is equivalent to the explosive force of one gallon of gasoline.

C. Average yearly rainfall for the County is approximately 17.87 inches. This rainfall normally occurs from October to April. Low-level fog (tulle fog) is present throughout the winter months, which brings visibility to almost zero feet. The fog delays emergency responders and has caused numerous vehicle accidents including the December 11, 1997, Interstate 5 incident in Elk Grove which involved 36 vehicles and caused 31 casualties including 5 fatalities. The fog can also cause freezing and slick roadways.

D. During the summer months there is generally no measurable precipitation. Temperatures for this dry period range from 70 to 112 degrees F and are frequently accompanied by light to gusty Delta winds. The relative humidity during summer months range from 2 to 30 mmHG, which is arid. The county contains thousands of acres of grasslands, which, in conjunction with the dry and windy conditions create a hazardous situation, which has lead to extensive grass and brush fires in recent years. More development is extending from the urban core into the grass-covered areas and brush/tree covered canyons such as the American River Parkway, where every 20-percent increase in slope doubles the rate of fire spread. Wind driven fires could and have led to serious consequences in similar areas of the state.

E. In the past, several consecutive years of drought conditions have occurred thus reducing the available water supply. Ground water as well as surface supplies have all been affected. The drought conditions have led to lower water tables, reduced fire flow testing, water contamination, water conservation efforts, and increased demands on water systems due to extreme population growth. These impacts have negatively impacted water use and availability for the fire service. The degradation of water systems reduces the quality of fixed fire protection as well as fire suppression activities. As an example, in 1998, the City

of Sacramento lowered its static water pressure from 50 psi to 30 psi. This change will make many fire protection systems ineffective and corrective measures such as adding pressure increasing booster pumps will be necessary at great cost to the community.

2. TOPOGRAPHICAL

A. The County is bisected by several topographical features, including major rivers, minor rivers and creeks, aqueducts, lakes, sloughs, natural parkways, open space, bridges/overpasses, freeways, railroad tracks, including light rail, drainage canals, sprawling industrial facilities, such as Gencorp Aerojet and former Armed Services Bases. Traffic has to be channeled around several of these topographical features and limitations, which creates traffic congestion and delays emergency response. These features are located between many of the Fire Stations located within the fire district that effect response to the City. With the OSHA "two in-two out" rule requiring two fire fighters ready to make fire attack only when two others are present. It is imperative that no delays affect the timely response of the fire fighters.

B. Heavy traffic congestion on the City's major streets already acts as a barrier to timely response for fire and emergency vehicles. Some roadways are expected to double their traffic flow within the next ten years, and many intersections are already classified service level "F" – worst. In the event of an accident or other emergency at one of the key points of intersection between a road and river or freeway, sections of the City could be isolated or response time could be sufficiently slowed so as to increase the risk of injury or damage.

C. Preservation of wetland areas, natural parkways, riparian corridors along rivers/streams, vernal pools, open space and endangered species habitat have all contributed to access problems as well as exemption from vegetation abatement programs. These situations, though very environmentally important, do increase the demands on the fire service due to the extreme fire hazard created by fuel loading and limited access.

D. Large areas of rural grasslands and rolling hills with residential development significantly increase response times. Available infrastructure features, such as water supplies, do not provide sufficient fire flow in these areas. The rural geographical areas not yet provided with adequate fire protection are subject to a higher degree of risk without mitigating measures.

3. GEOLOGICAL

A. The City of Citrus Heights and the unincorporated areas in Sacramento County are made up of several communities, each unique in its own way. Many of these communities are remote. Large land areas lay between the urban core communities which have good fire protection and these communities with limited fire protection resources. The seamless fire protection efforts provided through "mutual aid" agreements allow for each community to support each other but this also reduces coverage of fire stations during first and multiple response incidents. A first alarm assignment draws two fire engines, one ladder truck and a water tender in a rural area emptying three fire stations. A home as little as 1,500 sq. ft can draw a second alarm assignment in some instances. This could take out of service as much as six fire stations. This situation would cause a "move-up" of other fire stations to cover the empty stations. Thus, up to 15 fire stations could ultimately be affected for a second alarm assignment/dispatch. If you exacerbate

the situation through simultaneous calls/events, long term commitments to emergencies, station brown outs, out of service emergency vehicles, etc., it's easy to see that extended response times will occur.

B. The Sacramento Area is subject to ground tremors from seismic events as the County is in Seismic Zone 3. Water inundation has occurred in the portion that lay in river Delta areas. Intricate levee systems hold back a portion of the floodwater, however, development has moved into areas that have the potential for flooding.

C. The areas within the City have a propensity to be segregated in many ways due to geographical and geological features such as freeways, streams, railroad tracks, etc. These geological features each have unique characteristics that affect the City. Some portions of the community are more subject to urbanization than others and some blighted areas are targets for revitalization. Intensive use of land in urban areas means bigger buildings, which create complex problems for fire safety.

Urbanization in some of these geographically isolated communities has created social problems-the migration of the poor into these areas, the expansion of ghettos, gang related activities-have affected the magnitude of fire losses.

(f) Based on the afore-cited local climatic, topographical and geological conditions, those specific amendments as specified in the amendments to this ordinance for the 2010 International Fire Code of the City of Citrus Heights, are considered reasonable and necessary modifications to the requirements established pursuant to Section 18941.5.

(g) California Health and Safety Code Section 17958.7 requires that the modifications or change be expressly marked and identified as to which each finding refers. Therefore, the City Council finds that the following table provides code sections that have been modified which are building standards as defined in Health and Safety Code Section 18909, and the associated conditions for modification due to local climatic, geological and topographical reasons.

Section Number	Local Climatic/ Geological/Topographical Condition
903.2	1A, B, C, D, E & F; 2A, B, C & D; 3A, B & C
903.2.2	1A, B, C, D, E & F; 2A, B, C & D; 3A, B & C
903.4	1B, C, D & E; 2B & D; 3A, B & C
903.6.1.3	1A, B, C, D, E & F; 2A, B, C & D; 3A, B & C

While it is clearly understood that the adoption of such amendments may not prevent the incidence of fire, the implementation of these various amendments to the code attempt to reduce the severity and potential loss of life, property and protection of the environment.

SECTION 3 Severability.

If any section, subsection, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court or competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause,

phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, clauses, phrases, or portions be declared invalid or unconstitutional.

SECTION 4. Effective Date.

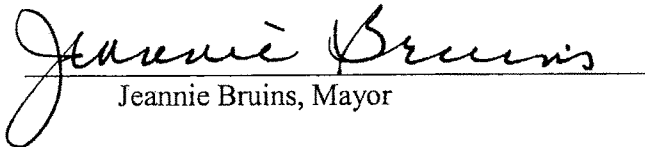
This ordinance shall become effective thirty (30) days after its adoption.

SECTION 5 Publication.

Within 15 days after the passage of this ordinance, this ordinance shall be published at least once in a newspaper of general circulation published and circulated in the City of Citrus Heights.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights this 13th day of January, 2011, by the following vote:

AYES: Council Members: Karpinski-Costa, Miller, Turner, Slowey, Bruins
NOES: Council Members: None
ABSENT: Council Members: None
ABSTAIN: Council Members: None


Jeannie Bruins, Mayor

ATTEST: 
Amy Van, City Clerk

